

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON MAY 10<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21136 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21136 RECOGNIZING PERSONS IN THE AUDIENCE
- 21136 COUNCIL COMMENTS
- 21136 CONSENT AGENDA - All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.
- A. APPROVAL OF MINUTES
    - Planning & Zoning Commission - April 19<sup>th</sup>, 2021
    - Airport Advisory Committee - April 20<sup>th</sup>, 2021
    - City Council - April 26<sup>th</sup>, 2021
    - Special City Council - April 28<sup>th</sup>, 2021
  - B. BILLS - 4/27/21 to 5/10/21 in the Amount of \$201,786.67
  - C. PAY ROLL 3/22/21 TO 4/21/2021 in the Amount of \$575,493.76
  - D. APPROVE CARNIVAL CONTRACT with Rainier Amusements for a Carnival to be held in Railroad Park May 24<sup>th</sup> - 31<sup>st</sup> and Authorize the Mayor to sign (minus set-up and take down dates actual Carnival will be May 28<sup>th</sup> - 30<sup>th</sup>)
  - E. APPROVE APPLICATION FOR A CARNIVAL LICENSE for Rainier Amusements to bring a Carnival to Railroad Park May 28<sup>th</sup> - May 30<sup>th</sup>
  - F. APPROVE REQUEST TO PURCHASE OpenGov software for the Development Services, Public Works, Fiber, and Community Development departments
  - G. APPROVE REQUEST TO PROCEED with the North 3<sup>rd</sup> East Street Reconstruction Project from East 8<sup>th</sup> North to East 15<sup>th</sup> North (**Pulled from the Consent Agenda and placed under New Business**)
  - H. APPROVE REQUEST TO PROCEED WITH THE PURCHASE of a 2020 Westech CoyWolf PD 18" Vac Truck from MetroQuip piggy backing on the Sourcewell Contract to be delivered in the Spring of 2022 and budgeted in the FY2021-2022 Budget
  - I. APPROVE FINDINGS OF FACT AND DECISION for a conditional use permit to install an off-premise sign on lots #1 and #2 of the Kmart Subdivision No. 1 on American Legion Boulevard and City View Drive requested by John Prather and Authorize the Mayor and City Clerk to sign
- 21137 OLD BUSINESS
- 21137 NEW BUSINESS
- Items Removed from Consent Agenda Section. ACTION ITEM.
  - DISCUSSION/DECISION on Recommendation from the Airport Advisory Committee to leave tie down fees currently in place and allow the Airport Manager/Operator to waive said fees at his discretion. ACTION ITEM.

DISCUSSION/DECISION on Request from Richard McKenna Charter Schools to waive and refund Building Permit Fees paid for the addition to the School Building located at 1325 East 8<sup>th</sup> North Street. ACTION ITEM.

DISCUSSION/DECISION on Planning and Zoning Commission Recommendation to approve the request by Green Sleeves Properties for a Conditional Use Permit to allow the expansion/enlargement of a non-conforming structure located at 290 South 2<sup>nd</sup> East Street. ACTION ITEM.

DISCUSSION/DECISION on Planning and Zoning Commission Recommendation to approve the request by Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.  
**(Pulled from the Agenda to be discussed at a future meeting.)**

21139

## ORDINANCES

Ordinance - Amending Title 9, Chapter 8, Section 3B and Chapter 16, Section 13B adding a new pathway requirement. ACTION ITEM.

Ordinance - Annexing Leap Housing Property located on South 5<sup>th</sup> West. ACTION ITEM.

Ordinance - Zoning R-4 Leap Housing Property located on South 5<sup>th</sup> West. ACTION ITEM.

21139

## FINAL COMMENTS

21141

EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, or staff member. ACTION ITEM.

21142

## ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MAY 10<sup>th</sup>, 2021, AT 6:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho on May 10<sup>th</sup>, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilman Bundy and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

Liberty Trausch came forward to express her concerns about Thunderbolt Landing Subdivision.

Linda Bennett was present and spoke to the Council about her concerns with the Thunderbolt Landing Subdivision proposal.

COUNCIL COMMENTS

- Mayor Sykes pulled the Discussion/Decision on Planning and Zoning Commission Recommendation to approve the request by Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadow Mobile Home Park located at 1075 Airbase Road and adjacent parcel with Conditions under New Business to a later meeting.

- Mayor Sykes said the reason the Planning and Zoning Commission Recommendation for Thunderbolt Landing was not on the agenda for tonight's City Council Meeting was the Findings of Fact were not back yet from the Planning and Zoning Commission, so there was no way for the Council to proceed.

- Councilman McCain thanked the citizens who came forward to speak with the Council about their concerns.

- Councilman Bundy said the Makers Market event two weeks ago was a great event held at the Hub Plaza.

- Councilman Brennan said he would like to have a Public Hearing for the Thunderbolt Landing project to hear the issues the citizens have with the project.

CONSENT AGENDA

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A. APPROVAL OF MINUTES

Planning & Zoning Commission - April 19<sup>th</sup>, 2021  
Airport Advisory Committee - April 20<sup>th</sup>, 2021  
City Council - April 26<sup>th</sup>, 2021  
Special City Council - April 28<sup>th</sup>, 2021

- B. BILLS - 4/27/21 to 5/10/21 in the Amount of \$201,786.67
- C. PAY ROLL - 3/22/2021 TO 4/21/2021 in the amount of \$575,493.76
- D. APPROVE CARNIVAL CONTRACT with Rainier Amusements for a Carnival to be held in Railroad Park May 24<sup>th</sup> - 31<sup>st</sup> and Authorize the Mayor to sign (minus set-up and take down dates actual Carnival will be May 28<sup>th</sup> - 30<sup>th</sup>)
- E. APPROVE APPLICATION FOR A CARNIVAL LICENSE for Rainier Amusements to bring a Carnival to Railroad Park May 28<sup>th</sup> - 30<sup>th</sup>
- F. APPROVE REQUEST TO PURCHASE OpenGov software for Development Services, Public Works, Fiber, and Community Development departments



- G. APPROVE REQUEST TO PROCEED with the North 3<sup>rd</sup> East Street reconstruction Project from East 8<sup>th</sup> North to East 15<sup>th</sup> North **(Pulled from the Consent Agenda and placed under New Business)**
- H. APPROVE REQUEST TO PROCEED WITH THE PURCHASE of a 2020 Westech CoyWolf PD 18" Vac Truck from MetroQuip piggy backing on the Sourcewell Contract to be delivered in the Spring of 2022 and budgeted in the FY2021-2022 Budget
- I. APPROVE FINDINGS OF FACT AND DECISION for a conditional use permit to install an off-premise sign on lots #1 & #2 of the Kmart Subdivision No. 1 on American Legion Boulevard and City View Drive requested by John Prather and Authorize the Mayor and City Clerk to sign

• Councilman Brennan asked about the purchase of the Vac Truck in Item H.

Public Works Director, Rich Urquidi said using a vac truck is the safest way to clean the lines and it is industry standard for Wastewater Departments. The current truck goes out on two jobs a day, but one of the water tanks needs to be fixed and the tubing replaced. Rich said he did look at used trucks but they are hard to find and are generally used hard.

The Council discussed with the City Attorney, Paul Fitzer the ramifications of a purchase this big and how it would fit into the budget process.

Councilman Stokes made a motion to approve the Consent Agenda as printed. Councilman Bundy seconded the motion.

Councilman Brennan asked to have Item G pulled from the Consent Agenda and placed under New Business.

Councilman Stokes withdrew his motion to have the Consent Agenda approved as printed.

Mayor Sykes pulled Item G from the Consent Agenda and placed it under New Business.

Councilman Stokes made a motion to approve the Consent Agenda as printed without Item G. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

#### OLD BUSINESS

There was no Old Business to discuss at this meeting.

#### NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item G: Approve Request to proceed with the North 3<sup>rd</sup> East Street Reconstruction Project from East 8<sup>th</sup> North to East 15<sup>th</sup> North. ACTION ITEM.

Councilman Brennan said he would like to see this item opened up for bid, to see if the bid that won from Ytuarte Concrete is reasonable. He said he is fine to go with that company but would just like to see what the other bids would be.

Mayor Sykes said the bid was sent to four companies and asked Rich Urquidi which companies have looked at the project.

Rich Urquidi, Public Works Director said Ytuarte, Bideganeta, C2 Construction and Guho were all sent the specifications for the job and Ytuarte's bid is close to what was budgeted for the project.

Councilman Bundy said since this project was presented to several Council Minutes - May 10<sup>th</sup>, 2021

companies, it is incredibly hard to find contractors right now, and the price of concrete will only continue to go up, he felt the City should move forward with the project without waiting to open the bidding process again.

Councilman Bundy made a motion to approve the request to proceed with the North 3<sup>rd</sup> East Street Reconstruction Project from East 8<sup>th</sup> North to East 15<sup>th</sup> North. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	NAY
Councilman Stokes	AYE
Councilman Bundy	AYE

The majority of the vote being in favor, the motion was carried and so ordered.

Discussion/Decision on Recommendation from the Airport Advisory Committee to leave tie down fees currently in place and allow the Airport Manager/Operator to waive said fees at his discretion. ACTION ITEM.

Councilman Brennan said he would like to have the record reflect the Airport Manager/Operator should be the only one with the discretion to waive the tie down fees.

Nina Patterson, City Clerk said the City Council Agenda reflected the change to Airport Manager/Operator, even though the current recommendation from the Airport Committee was for it to be at the FBO's discretion.

Councilman Brennan made a motion to approve the Airport Advisory Committee Recommendation to leave tie down fees currently in place and allow the Airport Manager/Operator to waive said fees at his discretion. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

Discussion/Decision on Request from Richard McKenna Charter Schools to waive and refund Building Permit Fees paid for the addition to the School Building located at 1325 East 8<sup>th</sup> North Street. ACTION ITEM.

Councilman Brennan asked Dennis Wilson, the Director of Richard McKenna if the Charter School supports the City's Recreation programs.

Dennis said information about recreation programs is passed on to the kids from the school. He said it would be hard for the school to let the recreation programs go on in the school because the gym is small, but he is willing to consider proposed programs that the school could support with their smaller facility size.

Councilman Stokes made a motion to approve the request from Richard McKenna Charter Schools to waive and refund building permit fees paid for the addition to the school building located at 1325 East 8<sup>th</sup> North Street. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE



Councilman Stokes	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

Discussion/Decision on Planning and Zoning Commission Recommendation to approve the request by Green Sleeves Properties for a Conditional Use Permit to allow the expansion/enlargement of a non-conforming structure located at 290 South 2<sup>nd</sup> East Street. ACTION ITEM.

Councilman Brennan made a motion to approve the Planning and Zoning Recommendation to approve the request by Green Sleeves Properties for a Conditional Use Permit to allow the expansion/enlargement of a non-conforming structure located at 290 South 2<sup>nd</sup> East Street. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

Discussion/Decision on Planning and Zoning Commission Recommendation to approve the request by Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.

Mayor Sykes pulled this item from the Agenda to be discussed at a future meeting.

#### ORDINANCES

Ordinance - Amending Title 9, Chapter 8, Section 3B and Chapter 16, Section 13B adding a pathway requirement. ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1716.

Ordinance - Annexing Leap Housing Property located on South 5<sup>th</sup> West.  
ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1717.

Ordinance - Zoning R-4 Leap Housing Property located on South 5<sup>th</sup> West.  
ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1718.

FINAL COMMENTS

- Jake Olsen, Golf Course Superintendent said they are watering the course, but they are doing the best they can to conserve water on the Golf Course with expected drought conditions this year.

- Hank Patrick, Building Official said D & B has submitted an application for the DeMeyer Building.

- Dave Sonnentag, Water Superintendent said they have been working downtown.

- Police Chief, Scott Conner said it is Police Week and they are in the middle of the hiring process for the Lieutenant position.

- Shirley Batchelor, Wastewater Superintendent said they are getting ready for the first alfalfa harvest and they are spraying weeds and cleaning lines.

- Fire Chief, Mark Moore said he will be going to the Idaho Fire Chiefs Association Meeting this weekend, and he is anticipating discussion about impact fees at the meeting. He said they are remodeling at the Fire Station. The Department will be out fundraising during Crazy Days for the fourth of July fireworks show.

- Rich Urquidi, Director of Public Works said the next phase of the Downtown Plan is underway and Keller Associates has been out surveying for the next projects the City has lined up. He thanked everyone who worked at the Airport terminal to get it painted.

- Darcy Braithwaite, Recreation Superintendent said they have a new staff member at Recreation and they are working on t-ball and softball rosters. She said they have big plans for Adventure Camp this summer and they are doing some maintenance on their buildings and equipment.

- Paula Szafranski, City Treasurer said this year the budget presentation will look a little different and the Department Heads will work together on the budget and present to the Council all at once.

- Brock Cherry, Community Development Director said there will be an open house for Porter House this Friday the 14<sup>th</sup>. He said they are hoping to have their brick-and-mortar campus ready to go by fall. He said the number of homes sold in Mountain Home last month were 41 and the median sales price was \$308,000.00. He said there are a few housing projects that will be heading to the Council for approval. There has been a lot of interest in the Industrial Rail Park. Brock said they have been working to get the rail operational.

#### EXECUTIVE SESSION

Executive Session - Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, or staff member.  
ACTION ITEM.

Councilman Brennan made a motion to go into executive session - pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal or disciplining of , or to hear complaints or charges brought against, a public officer, employee, or staff member. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was carried and so ordered.

The Council entered into executive session at 7:12 p.m.



The Council came out of executive session at 7:32 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:32 P.M. by orders from Mayor Sykes.

  
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Rich Sykes, Mayor

ATTEST:   
\_\_\_\_\_  
Nina Patterson, City Clerk

